

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RUSSELL PL, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MASTROGIOVANNI JOYCE/TRUSTEE		
Owner 2:	MASTROGIOVANNI FAMILY NOMINEE		
Owner 3:	TRUST		
Street 1:	15 RUSSELL PL		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BEH EUGENE SHIN MING & -		
Owner 2:	OO KIMBERLY SHIAU-WEI -		
Street 1:	15 RUSSELL PLACE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Clapboard Exterior and 1407 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	665,900			665,900
Total Card	0.000	665,900			665,900
Total Parcel	0.000	665,900			665,900
Source: Market Adj Cost		Total Value per SQ unit /Card:	473.28	/Parcel:	473.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	665,900	0	.		665,900		Year end	12/23/2021
2021	102	FV	654,500	0	.		654,500		Year End Roll	12/10/2020
2020	102	FV	643,100	0	.		643,100	643,100	Year End Roll	12/18/2019
2019	102	FV	606,400	0	.		606,400	606,400	Year End Roll	1/3/2019
2018	102	FV	552,900	0	.		552,900	552,900	Year End Roll	12/20/2017
2017	102	FV	497,100	0	.		497,100	497,100	Year End Roll	1/3/2017
2016	102	FV	497,100	0	.		497,100	497,100	Year End	1/4/2016
2015	102	FV	477,000	0	.		477,000	477,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]VERIFICATION OF VISIT NOT DATA _____/_____/_____

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	34812
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
0	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/30/21	19:34:54

LAST REV

Date	Time
03/23/20	10:49:10

danam
14747

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:	1	- Wood Shingl	20%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	YELLOW		
View / Desir:			

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 2004	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	2.559999943
Name:	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.5 %

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

CALC SUMMARY	
Basic \$ / SQ:	250.00
Size Adj.:	0.92643923
Const Adj.:	1.04469740
Adj \$ / SQ:	241.962
Other Features:	56992
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697297
Depreciation:	31378
Depreciated Total:	665918

RESIDENTIAL GRID

1st Res Grid													Desc: Line 1			# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals		RMs: 4			BRs: 1			Baths: 2			HB 1						

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0015.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,407	241.960	340,44
Net Sketched Area:		1,407	Total:	340,44
Size Ad	1407 Gross Area	1407	FinArea	140

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
11						
11						
07						

IMAGE



AssessPro Patriot Properties, Inc